

2009 **NORTH**
THOMPSON ST.
FOR SALE OR LEASE

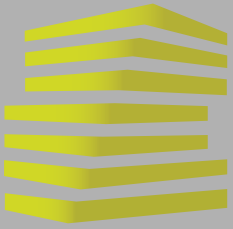
SPRINGDALE, AR



LOCATION.
commercial real estate

2009

AMERICAN CAR CENTER

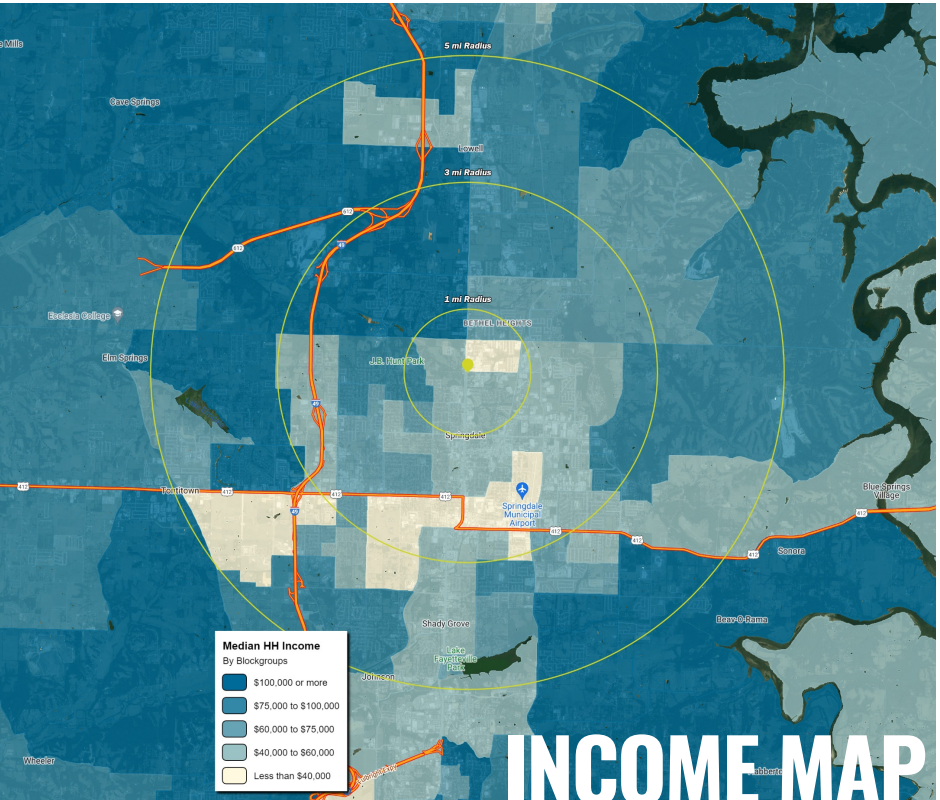


2009 N. THOMPSON ST

NEIGHBORHOOD VIBE

SCOTT BITNEY

314.818.1550 (DIRECT)
 314.276.4673 (MOBILE)
 Scott@LocationCRE.com



Springdale is a vibrant city located in northwest Arkansas. It is the fourth-largest city in the state and serves as the county seat of Washington County. Springdale is part of the larger Fayetteville-Springdale-Rogers Metropolitan Area, commonly known as Northwest Arkansas.

Historically, Springdale began as a small agricultural community with a focus on poultry farming and apple orchards. However, in recent years, it has experienced rapid growth and development, becoming a major economic and cultural hub in the region.

One of the factors contributing to Springdale's growth is its diverse economy. The city is home to several large corporations, including Tyson Foods, the world's second-largest processor and marketer of chicken, beef, and pork products. The presence of Tyson Foods has significantly impacted the local economy and has created numerous job opportunities for residents.

In addition to the poultry industry, Springdale has a thriving business community encompassing various sectors such as healthcare, retail, manufacturing, and technology. The region's strong economy has attracted a range of companies, leading to a healthy job market and economic stability.

Education is also highly valued in Springdale. The city is served by the Springdale Public School District, which is the largest school district in the state of Arkansas. The district is known for its commitment to academic excellence and offers a wide range of educational opportunities for students.

In terms of transportation, Springdale benefits from its proximity to Interstate 49, providing convenient access to other major cities in the region. The Northwest Arkansas Regional Airport, located in nearby Highfill, offers domestic flight services, further connecting Springdale to the rest of the country.

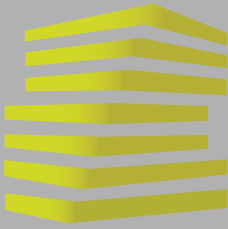
ANNUAL DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,824	60,776	107,859
HOUSEHOLDS	2,907	18,835	35,854
AVG HH INCOME	\$75,128	\$88,352	\$96,932



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SITE PLAN

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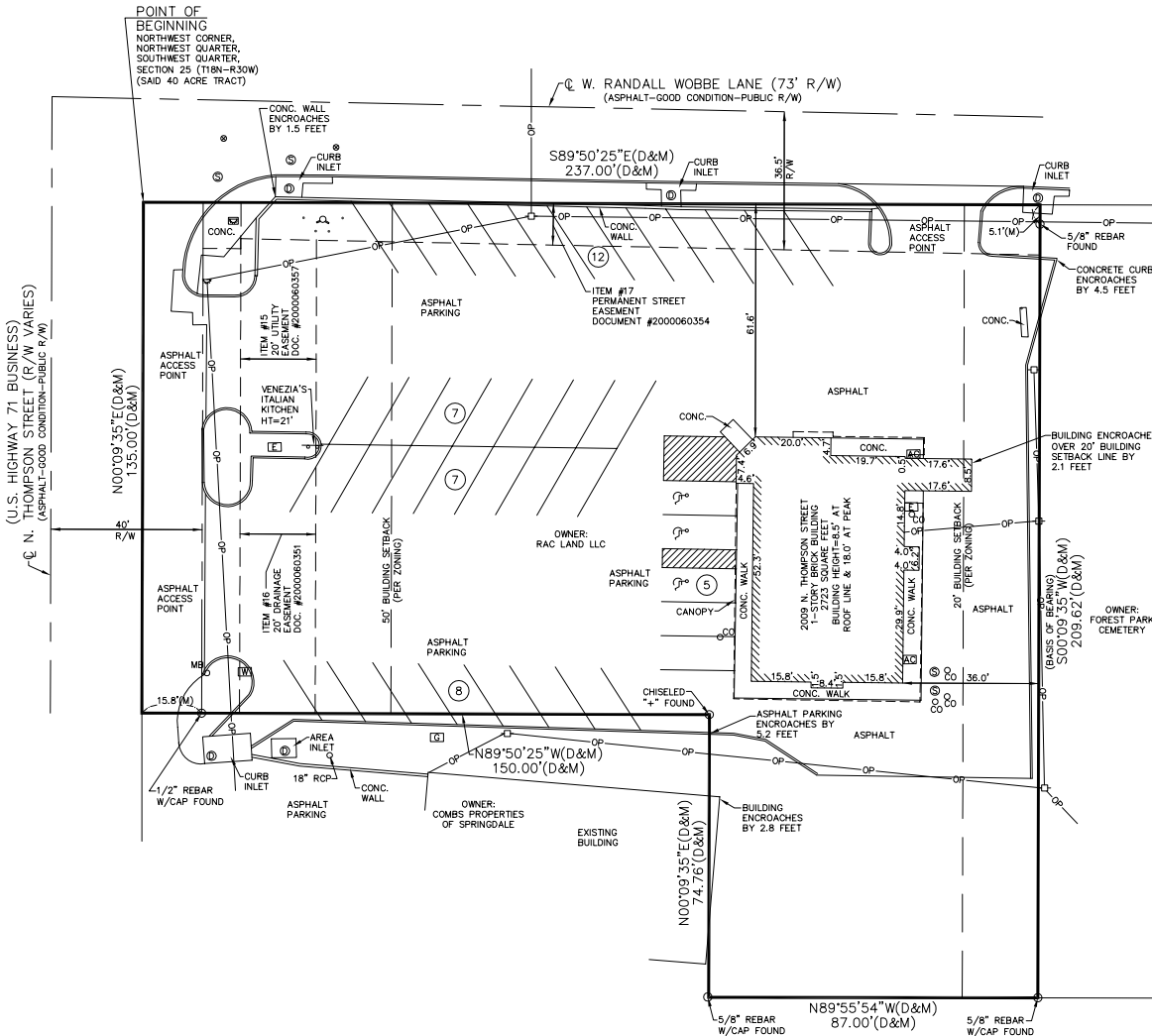
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• .88 ACRES LOCATED AT A SIGNALIZED HARD CORNER ON HEAVILY TRAVELED BUSINESS 71

• STRONG SURROUNDING DAYTIME POPULATION AROUND SITE

• AVAILABLE FOR PURCHASE OR LEASE

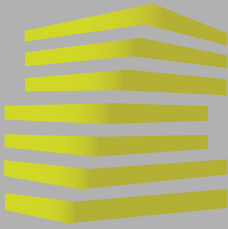
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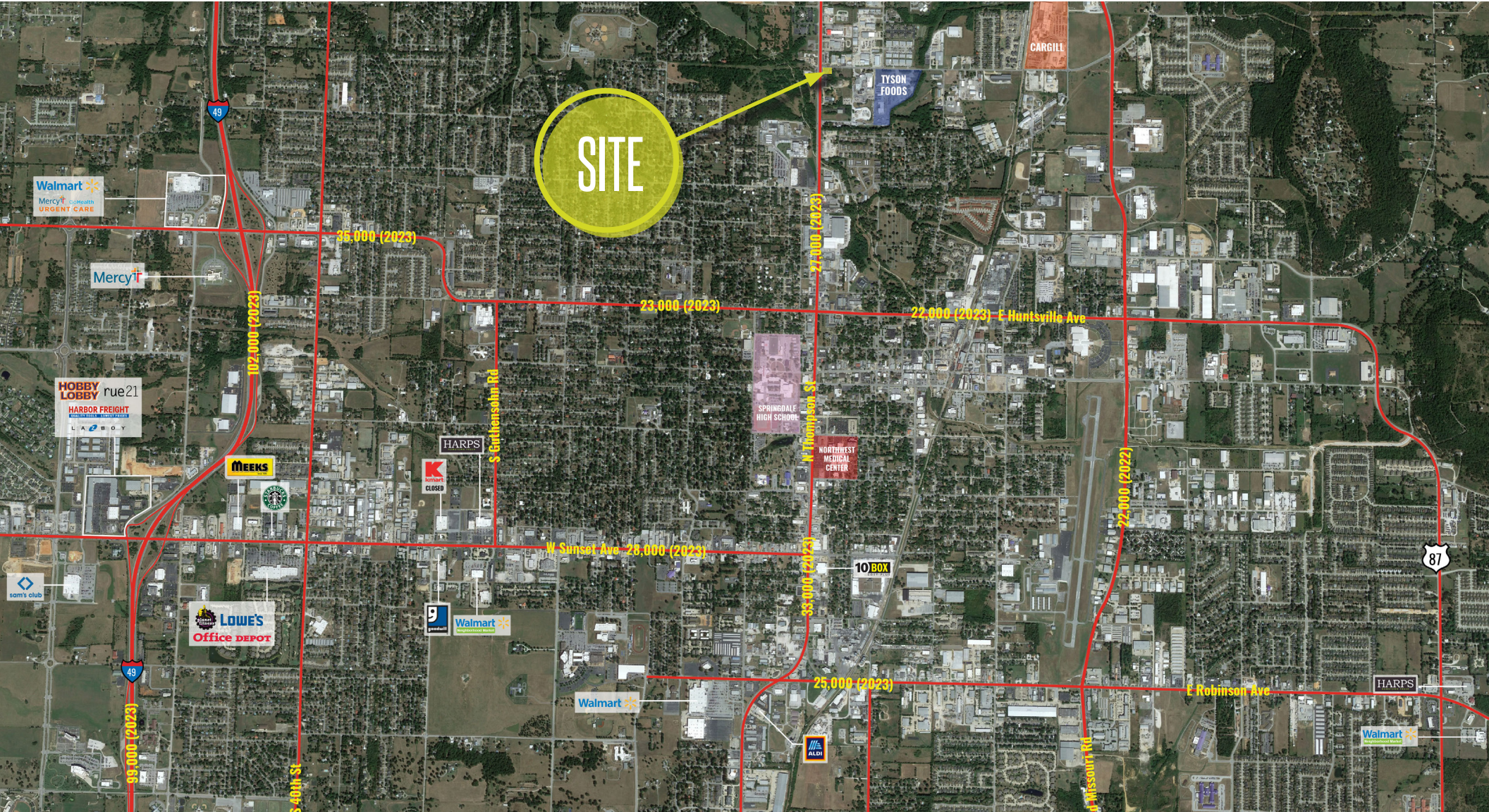
MARKET AERIAL

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